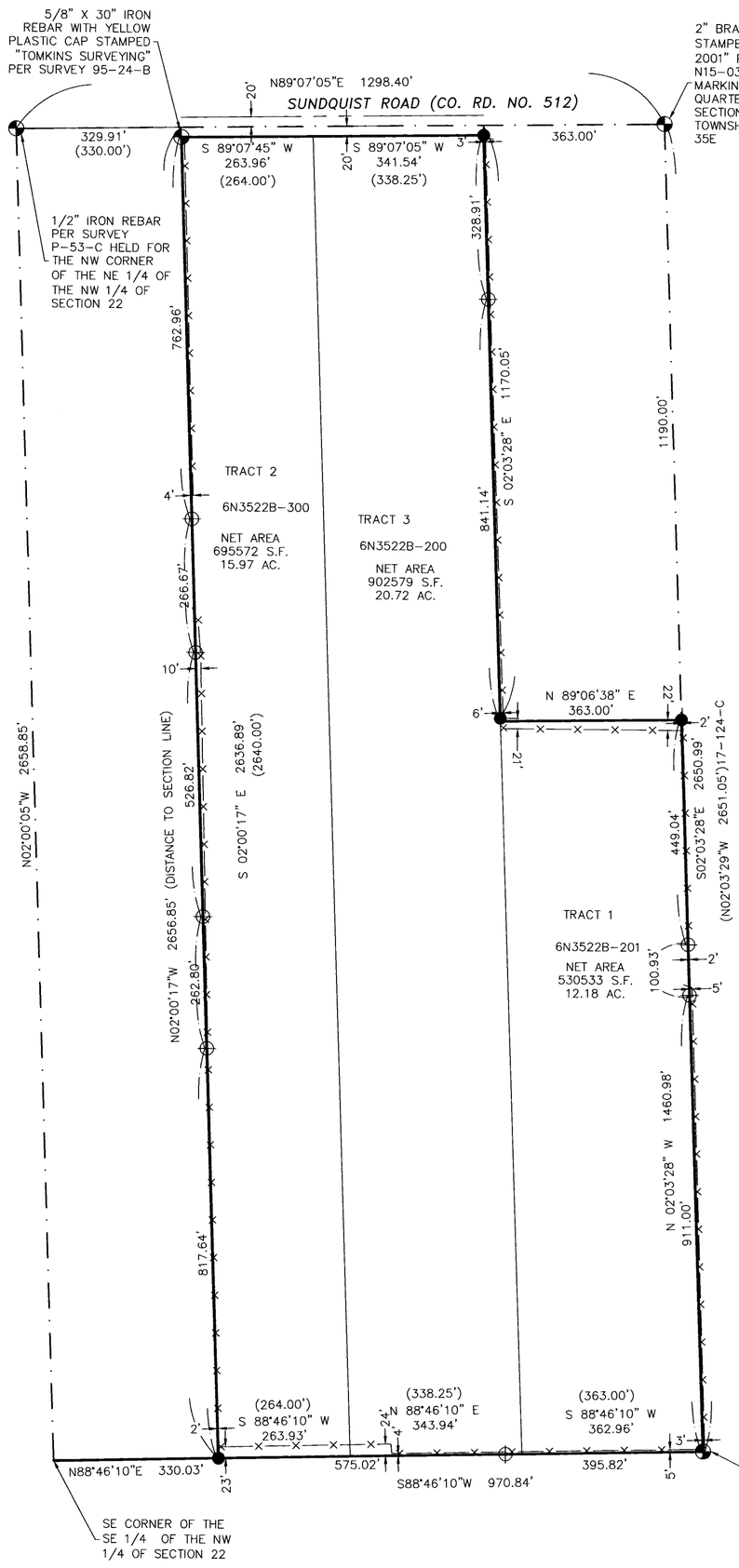
ORCHARD VIEW FARMS RECORD OF SURVEY

LOCATED IN A PORTION OF THE EAST HALF OF THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 6 NORTH, RANGE 35 EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, WASHINGTON



RECORD LEGAL DESCRIPTION OF SURVEYED PROPERTY

TRACT 1:
BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 6 NORTH, RANGE 35, EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON; THENCE WEST 363 FEET; THENCE SOUTH 2640 FEET; THENCE EAST 363 FEET; THENCE NORTH 2640 FEET TO THE POINT OF BEGINNING.
EXCEPTING THEREFROM THE NORTH 1190 FEET.

TRACT 2:
BEGINNING AT A POINT ON THE NORTH LINE OF SECTION 22, TOWNSHIP 6 NORTH, RANGE 35, EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON, 330 FEET EAST OF THE NORTHWEST CORNER OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 22; THENCE SOUTH, PARALLEL WITH THE CENTERLINE OF SAID QUARTER SECTION, 2640 FEET, MORE OR LESS, TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 22; THENCE EAST ALONG SAID SOUTH LINE 264 FEET; THENCE NORTH 2640 FEET, MORE OR LESS TO THE NORTH LINE OF SAID SECTION 22; THENCE WEST ALONG SAID NORTH LINE 264 FEET TO THE POINT OF BEGINNING.
EXCEPTING THEREFROM ANY PORTION LYING WITHIN COUNTY ROAD NO. 512 RIGHT OF WAY.

TRACT 3:
BEGINNING AT A POINT ON THE NORTH LINE OF SECTION 22, TOWNSHIP 6 NORTH, RANGE 35, EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON, 363 FEET WEST OF THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 22; THENCE SOUTH 2640 FEET TO THE CENTER SECTION LINE; THENCE WEST 338.25 FEET; THENCE NORTH 2640 FEET TO THE SECTION LINE; THENCE EAST 338.25 FEET TO THE POINT OF BEGINNING.
EXCEPTING THEREFROM ANY PORTION LYING WITHIN COUNTY ROAD NO. 512 RIGHT OF WAY.

REFERENCE DOCUMENTS

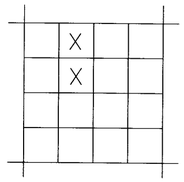
1. SURVEY 95-024-B
2. SURVEY 03-023-C
3. SURVEY 17-124-C
4. SURVEY 90-13-B
5. LCR N13-03-23-C
6. LCR N15-03-023-C
7. LCR P17-03-023-C

BASIS OF BEARINGS

OREGON STATE COORDINATE SYSTEM NORTH ZONE BEARING OF N02°03'28"W BETWEEN THE 5/8"X 30" IRON REBAR WITH RED PLASTIC CAP STAMPED "02360", MARKING THE CENTER CORNER OF SECTION 22, AND THE 2" BRASS CAP STAMPED LS2360 2001, MARKING THE NORTH QUARTER CORNER OF SECTION 22.

DISTANCES SHOWN ARE GROUND DISTANCES. TO CONVERT TO GRID DISTANCED, MULTIPLY BY A COMBINED SCALE FACTOR OF 0.999960371

SECTION DIAGRAM



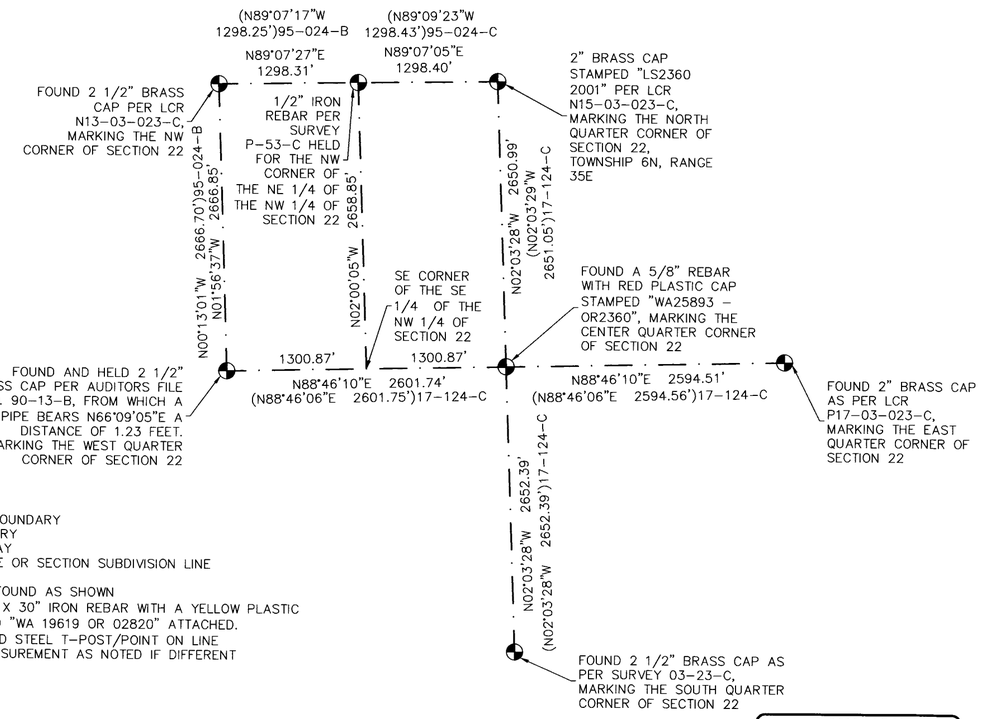
SECTION 22
T 6 N, R 35 E

0 200 400

HORIZONTAL DATUM
NAD83-2011 (EPOCH 2010)

SECTION DIAGRAM

SCALE 1"=1000'



LEGEND

- PROPERTY BOUNDARY
- LOT BOUNDARY
- RIGHT OF WAY
- SECTION LINE OR SECTION SUBDIVISION LINE
- FENCE
- MONUMENT FOUND AS SHOWN
- SET A 5/8" X 30" IRON REBAR WITH A YELLOW PLASTIC CAP MARKED "WA 19619 OR 02820" ATTACHED.
- SET HUB AND STEEL T-POST/POINT ON LINE
- (XXXX) RECORD MEASUREMENT AS NOTED IF DIFFERENT

NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF BRENDA THOMAS, A REPRESENTATIVE OF ORCHARD VIEW FARMS, TO SURVEY THE PROPERTY DESCRIBED AS IN THE LEGAL DESCRIPTION SHOWN ABOVE, PER DEED RECORD 2007-5260761. THE MONUMENTS SHOWN WERE LAST VISITED ON SEPTEMBER 8TH, 2021.

THIS SURVEY WAS PERFORMED AS A RADIAL RTK GPS SURVEY USING TSC7 CONTROLLERS, TRIMBLE R12i GNSS RECEIVERS, AND TRIMBLE R10 GNSS RECEIVERS HAVING STANDARD ACCURACIES OF 8MM + 1PPM HORIZONTAL AND 15MM + 1PPM VERTICAL.

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
JUNE 30, 1997
GREG E. FLOWERS
02820LS

RENEWS 12/31/2021
10/19/2021

RECEIVED BY
Umatilla County Surveyor
Date: 10/26/21
Rec'd By: CT
No.: 21-118-B

PBS
PBS Engineering and Environmental Inc.
5 N Colville St, Ste 200
Walla Walla, WA 99362
509.956.3026
pbsusa.com

CLIENT: ORCHARD VIEW FARMS		PROJECT NO.: 67859.000
SURVEYOR: GREG E. FLOWERS		DATE: 10/19/2021
CALC BY: GEF	DRAWN BY: GEF/MWP	SCALE: 1" = 200'
SECTION: 22	TOWNSHIP: 6 NORTH	RANGE: 35 EAST
CITY: MILTON-FREEWATER	COUNTY: UMATILLA	SHEET 1 OF 1